

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH**

**TUESDAY, JULY 8, 2025 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Laurel Moad	Colleen Wiese	Gary Gruber
Gina Lawson	Zachary Ewoldt	John Fitzgerald

Auditory Members - Holly Cabel, St. Charles Park District
- Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the April 8, 2025 meeting of the Plan Commission**
- 5. Election of Officers**
- 6. St. Charles Heights Subdivision (Geneva Heights, LLC)**
Application for Preliminary/Final Plat of Subdivision
- 7. Public Comment**
- 8. Additional Business from Plan Commission Members or Staff**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
 - a. Plan Commission
Tuesday, July 22, 2025 at 7:00pm Council Chambers
Tuesday, August 5, 2025 at 7:00pm Council Chambers
Tuesday, August 19, 2025 at 7:00pm Council Chambers
 - b. Planning & Development Committee
Monday, July 14, 2025 at 7:00pm Council Chambers
Monday, August 11, 2025 at 7:00pm Council Chambers


11. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



Staff Report
Plan Commission Meeting – July 8, 2025

Applicant:	Geneva Heights LLC	St. Charles Heights Subdivision  <i>Subject Property</i>
Property Owner:	Geneva Heights LLC	
Location:	873 Geneva Rd.	
Purpose:	Subdivide property to create two buildable lots	
Applications:	Preliminary/Final Plat of Subdivision	
Public Hearing:	N/A	
Zoning:	RT-1 (Traditional Single Family)	
Current Land Use:	Single-Family	
Comprehensive Plan:	Single Family Detached Residential	
Summary of Proposal:	Geneva Heights LLC, represented by Bob Rassmussen, is requesting approval to split 873 Geneva Rd into two buildable lots for the purpose of constructing two single-family homes. The existing home will be demolished. Access to the lots will be via a shared driveway off Geneva Rd. Required public storm sewer will be provided for the two lots and extended through the property to the south.	
Info / Procedure on Application:	Combined Preliminary / Final Plat of Subdivision review has been requested. Final Plat procedures apply. Final Plat of Subdivision: <ul style="list-style-type: none"> • Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc. • Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). • A public hearing is not required for this type of application. • No findings of fact are applicable to this application. 	
Suggested Action:	Review the Preliminary / Final Plat of Subdivision. Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval of the Preliminary / Final Plat of Subdivision.	
Staff Contact:	Ellen Johnson, Planner	

I. PROPERTY INFORMATION

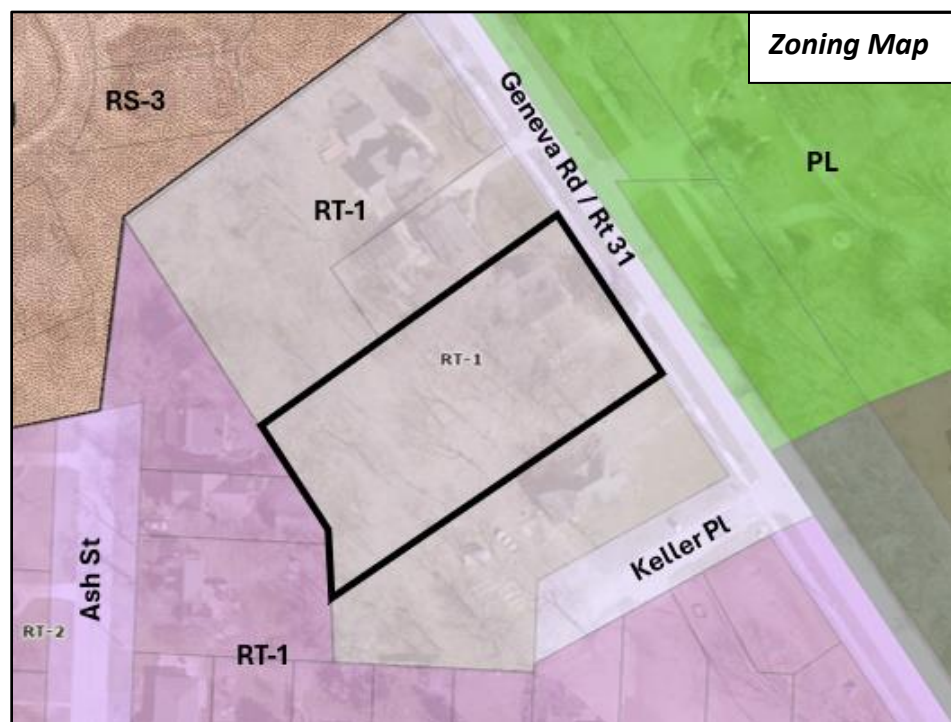
A. History / Context

The subject property is 873 Geneva Road, a parcel containing 33,436 sf / 0.768 acres, located on the west side of Geneva Rd / Rt. 31 across from Mt. Saint Mary Park. The parcel contains a single-family home constructed around 1900.

B. Zoning

The subject property is zoned RT-1 Traditional Single Family Residential. The same zoning designation exists to the north and south, with RT-2 zoning to the west and Public Lands to the east. Single-family homes surround the property on three sides.

	Zoning	Land Use
Subject Property	RT-1 Traditional Single Family Residential	SF home
North	RT-1 Traditional Single Family Residential	SF home
East	PL Public Lands	Mt. Saint Mary Park
South	RT-1 Traditional Single Family Residential	SF home
West	RT-2 Traditional Single Family Residential	SF homes



C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as "Single-Family Detached Residential". The Land Use Plan is meant to, "provide a general assessment of land potential and recommendations for what types of land uses will best meet the needs of the community in the long term" and assist the City in making future land use and development policy decisions (p.37).

The Single-Family Detached Residential land use is described as follows:

Single family detached residential areas should consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single family residential detached homes are the most prevalent building type in the community, and should continue to be so.



II. PROPOSAL

Property owner Geneva Heights LLC, represented by Bob Rassmussen, is proposing subdivision of 873 Geneva Road into two buildable lots for the purpose of constructing two single-family homes. The existing home on the property will be demolished. Details:

- Lot 1: 16,163 sf / 0.37 acre
- Lot 2: 17,273 sf / 0.39 acre
- Public Utility and Drainage easement established around lot perimeters.
- Access will be via a shared driveway off Geneva Road. A shared access easement is established on the Plat. A maintenance agreement has been provided which defines use and maintenance responsibility of the shared driveway for the two property owners. The driveway will require IDOT review and approval.
- Public sidewalk will be replaced along the Geneva Road frontage.

III. ANALYSIS

A. Bulk Standards

The table below compares the bulk requirements of the RT-1 District with the proposed subdivision. The proposed lots meet lot area and width standards. The engineering plans depict generalized building footprints. Building plans for each lot will be reviewed at the time of building permit and will be subject to the listed RT-1 bulk requirements.

	RT-1 District	Lot 1	Lot 2
Min. Lot Area	8,400 sf	16,163 sf	17,273 sf
Min. Lot Width	60 ft.	66.21 ft.	66 ft.
Max. Building Coverage	30% for structures 1 ½ stories or less; 25% for structures over 1 ½ stories	TBD	TBD
Max. Building Height	Lesser of 34 ft. or 2 stories	TBD	TBD
Min. Front Yard	30 ft.	TBD	TBD
Min. Side Yard	6.6 ft for 1 ½ stories or less; 8 ft. for structures over 1 ½ stories	TBD	TBD
Min. Rear Yard	40 ft.	TBD	TBD

B. Design Review

Homes in the RT Traditional Residential districts are subject to Design Review Standards & Guidelines contained in Ch. 17.06. These provisions are meant to ensure new construction is compatible with traditional development patterns and incorporate design features that are found in the City's older neighborhoods. The homes to be constructed on Lots 1 and 2 will need to meet the applicable standards and guidelines. Staff will review upon submittal for building permit.

C. Tree Preservation Plan

A tree survey was conducted for the subject property, identifying the species and condition of all existing trees more than 4" in diameter. The Tree Preservation Plan identifies removal of 34 trees due to lot grading and construction of the homes. Trees will be preserved at the west end of the lots.

D. Engineering Review

Installation of public storm sewer is required, and this sewer will be extended through the property to the south, 885 Geneva Rd. A separate Plat of Easement has been prepared for the neighboring property and will need to be recorded prior to construction.

Private storm sewer for the benefit of both lots runs along the common lot line of Lots 1 and 2 and through Lot 2. A maintenance agreement has been prepared which defines use and maintenance responsibility of the storm sewer system. A Plat of Easement or easement agreement will be needed for the private storm sewer, as well.

IV. DEVELOPER CONTRIBUTIONS**A. Inclusionary Housing**

This development is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for this development is 0.1 unit (5% of 2 units). Fee in lieu will be accepted. Based on fee in-lieu amount of \$15,866.30 per required affordable single-family home, a total fee in-lieu amount of \$1,586.63 will be due at the time of building permit.

B. School District

This development is subject to Ch. 16.10 “Dedications” of the Subdivision Code which requires a land or cash contribution to St. Charles CUSD 303. A credit will be granted for the existing dwelling unit. A cash contribution will be due for 1 unit. A 3-bedroom unit is anticipated, resulting in a contribution of \$7,023.25 which will be due at the time of building permit. The fee will be recalculated if the bedroom count changes with the permit submittal.

C. Park District

Also per Ch. 16.10 of the Subdivision Code, a land or cash contribution is required for the St. Charles Park District. A credit will be granted for the existing dwelling unit. A cash contribution will be due for 1 unit. A 3-bedroom unit is anticipated, resulting in a contribution of \$6,972.10 which will be due at the time of building permit. The fee will be recalculated if the bedroom count changes with the permit submittal.

V. SUGGESTED ACTION

Staff recommends approval of the Preliminary / Final of Subdivision applications. Approval should be subject to resolution of outstanding staff comments.

VI. ATTACHMENTS

- Applications for Preliminary & Final Plat of Subdivision; received 10/9/23
- Plat of Subdivision
- Engineering Plans (for reference)

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use

Project Name: St. Charles Heights
Project Number: 2023 -PR- 014
Cityview Project Number: PLPP202300133

RECEIVED
Received Date

AUG 01 2023

**City of St. Charles
Community Development**

- File this application to request approval of a Preliminary Plat of Subdivision.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Preliminary Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: 885 & 873 Geneva Rd.	
	Parcel Number (s): 09-34-401-007, 09-34-401-020	
	Proposed Subdivision Name: Saint Charles Heights	
2. Applicant Information:	Name: Geneva Heights, LLC	Phone: 630-774-9101
	Address 405 Illinois Ave. 2A St. Charles, IL 60174	Email: bob@midwestcustomhomes.com
3. Record Owner Information:	Name: Same as Applicant	Phone:
	Address:	Email:

4. Identify the Type of Application:

- ☐ Preliminary Plat of Subdivision – *Final Plat of Subdivision to be filed later.*
- ☒ Combined Preliminary-Final Review Process – *Final Plat Application to be filed concurrently.*

5. Note- This application is **not** required for:

- **Minor Subdivision** – File only a Minor Subdivision – Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.
- **Planned Unit Developments (PUD)** – The PUD Preliminary Plan application should be filed instead.

6. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Submit 1 copy of each required item, unless otherwise noted.

- ☒ **APPLICATION FEE:** \$300 if less than 3 acres; \$500 if more than 3 acres
- ☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District.

Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>


- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☒ **STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- ☐ **DEPARTURES FROM SUBDIVISION CODE STANDARDS:** List any requests for departures from the requirements of Title 16 "Subdivisions & Land Improvement" and reasons for requesting each departure.
- ☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☒ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

- ☒ **PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).
- ☒ **PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Preliminary Engineering plans that include the information listed on the Drawing Requirements Checklist-Preliminary Engineering Plans. Also submit a completed Checklist (attached).
- ☐ **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans").

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

7-31-23

Date

Applicant or Authorized Agent

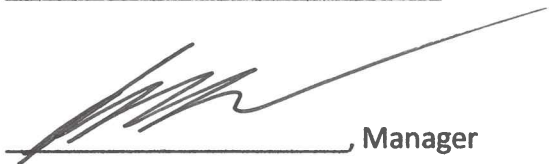
Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

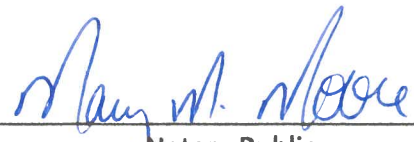
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Geneva Heights, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Robert Rasmussen</u>	_____
<u>Richard Dahl</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 31st day of
July, 20 23.


Notary Public



City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use

Project Name: ST. Charles Heights
Project Number: 2023 -PR- 014
Cityview Project Number: PLFP2023 00134

Received Date

RECEIVED

OCT 09 2023

City of St. Charles
Community Development

- File this application to request approval of a Final Plat of Subdivision.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: 885 & 873 Geneva Rd.	
	Parcel Number (s): 09-34-401-007; 09-34-401-020	
	Proposed Subdivision Name: Saint Charles Heights	
2. Applicant Information:	Name: Geneva Heights, LLC	Phone: 630-774-9101
	Address 405 Illinois Ave. 2A St. Charles, IL 60174	Email: bob@midwestcustomhomes.com
3. Record Owner Information:	Name: Same as Applicant	Phone:
	Address:	Email:

4. Identify the Type of Application:

- ☒ **Subdivision:**
- ☐ Preliminary Subdivision Plat was previously approved by the City
 - ☒ Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- ☐ **Planned Unit Development (PUD):**
- ☐ PUD Preliminary Plan was previously approved by the City
 - ☐ Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - ☐ PUD Final Plat Application filed concurrently

**Note- This application is not required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.*

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- ☐ **APPLICATION FEE:** \$300
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- ☐ **FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

- ☐ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

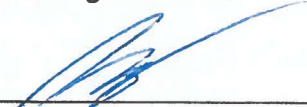
- ☐ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☐ **STORMWATER MANAGEMENT PERMIT APPLICATION:** If application is not already filed.
- ☐ **STORMWATER REPORT**
- ☐ **ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.
- ☐ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT:** With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.
- **Letter of Credit form – see City Code Title 16, Appendix C**
 - **Land Improvement Agreement – see City Code Title 16, Appendix D**
- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- ☐ **COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
 - Illinois EPA Division of Public Works Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in floodplain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right-of-way necessary to construct the required Land Improvements

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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- ☐ **FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed Checklist (attached).


I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

10/9/23

Date



Applicant or Authorized Agent

10/9/23

Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Date Submitted:

Prepared by:

Total Dwelling Units:

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

**If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals:

Total Dwelling Units
(with deduction, if applicable)

Estimated Total Population

Park Site Requirements:

Estimated Total Population: x .010 Acres per capita = Acres

Cash in lieu of requirements:

Total Site Acres: x \$240,500 (Fair Market Value per Improved Land) = \$

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Date Submitted:

Prepared by:

Total Dwelling Units:

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

**If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: TDU TE TM TH
(with deduction, if applicable)

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)		x .025	=
Middle (TM)		x .0389	=
High (TH)		x .072	=

Total Site Acres:

Cash in lieu of requirements:

(Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$

INCLUSIONARY HOUSING WORKSHEET

Name of Development:

Date Submitted:

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units		X	10%	=	

2) How will the Inclusionary Housing requirement be met?

Provide on-site affordable units

Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)

Provide a mixture of affordable units and fee in-lieu

- ☐ # of affordable units to be provided:
- ☐ Amount of fee in-lieu to be paid (calculate below):

Fee In-Lieu Payment Calculation

Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$39,665.75	=	

Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$27,766.03	=	

Single-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$15,866.30	=	

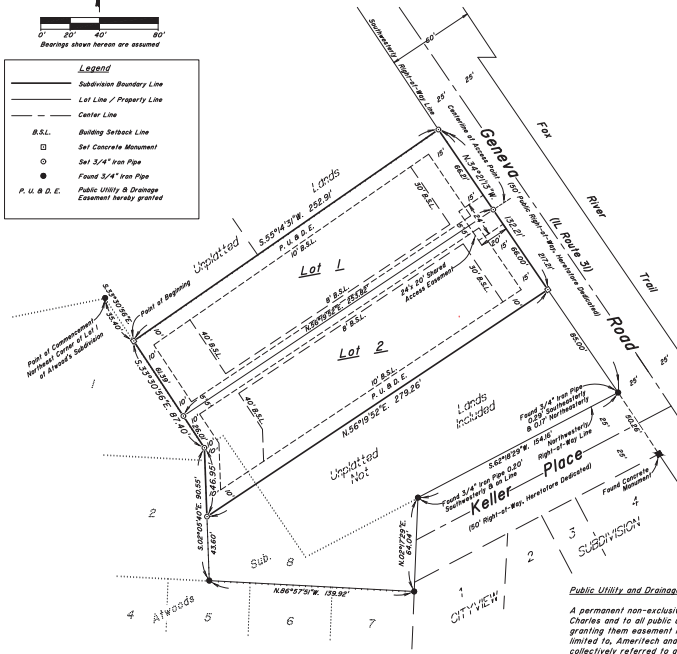
ST. CHARLES HEIGHTS SUBDIVISION

Being part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

Parcel Index Number
09-34-401-035



Legend	
	Subdivision Boundary Line
	Lot Line / Property Line
	Center Line
	B.S.L. Building Setback Line
	Set Concrete Monument
	Set 3/4" Iron Pipe
	Found 3/4" Iron Pipe
	Public Utility & Drainage Easement hereby granted
	P.U. & D.E.



Existing Zoning Classification

ZONE: RT-1
Traditional Single Family (8,400 Square Feet)

Area Table

(More or Less)

Lot 1 = 16,163 Square Feet

Lot 2 = 17,273 Square Feet

Total Area of Subdivision

33,436 Square Feet or 0.768 Acres

Area of Easements

Lot 1:
P.U. & D.E. = 5,030 Square Feet

Share Access Easement = 240 Square Feet

Lot 2:
P.U. & D.E. = 5,355 Square Feet

Share Access Easement = 240 Square Feet

Total Gross Area of Easements

10,385 Square Feet

Area of overlapping easements = 410 Square Feet

Total net area of easements = 9,975 Square Feet

Public Utility and Drainage Easement Provisions

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, Ameritech and Nicor and to their successors and assigns therein collectively referred to as "grantees", in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffer boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby reserved for and granted to the City of St. Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement. The right is hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations, without limitation, in, on, upon or across, under, or through said easements.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, except as otherwise approved by the City of St. Charles, but the easement areas may be used for paving, fences, sidewalks, and other purposes that do not interfere with the aforesaid uses and rights, where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.

Owner's Certificate

State of Illinois } ss

County of Kane }

This is to certify that Geneva Heights, LLC is the owner of the land described in the annexed plat, and that has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title of St. Charles Heights Subdivision.

Also, this is to certify that property being, subdivided is to the best of the owner's knowledge and belief, entirely within the limits of:

St. Charles Community Unit School District 303.

Geneva Heights, LLC

409 Illinois Avenue

St. Charles, IL 60174

By: _____

(Print name)

(Title)

(Signature)

Dated at _____, Illinois, this _____ day of _____, 20____

Notary Public's Certificate

State of Illinois } ss

County of Kane }

I, _____, a notary public, in and for said county and in the state aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered the annexed plat as their/his/her/they own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20____

Notary Public

My commission expires _____

Plan Commission Certificate

State of Illinois } ss

County of Kane }

Approved this _____ day of _____, A.D. 20____

City of St. Charles Plan Commission

Plan Commission Chairman

City Council Certificate

State of Illinois } ss

County of Kane }

Approved, and accepted this _____ day of _____, A.D. 20____

City Council of City of St. Charles, Illinois.

Mayor

Attest: _____

City Clerk

Director of Community Development Certificate

State of Illinois } ss

County of Kane }

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Director of Community Development

Dated at St. Charles, Illinois, this _____ day of _____, A.D. 20____

Certificate as to Special Assessments

State of Illinois } ss

County of Kane }

I, _____, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments

Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____

County Clerk Certificate

State of Illinois } ss

County of Kane }

I, _____, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Geneva, Illinois, this _____ day of _____, A.D. 20____

Kane County Clerk

Illinois Department of Transportation Certificate

State of Illinois } ss

County of Kane }

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of 2 of "an act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the department's "Policy on Permits for Access Driveways to State Highways," will be required by the department.

Dated this _____ day of _____, A.D. _____

by: _____

Jose Ros, P.E.

Region One Engineer

Surveyor's Certificate

State of Illinois } ss

County of Kane }

This is to certify that I, Shawn R. VanKampen, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

That part of the Southeast Quarter of Section 34 Township 40 Range 8 East of the Third Principal Meridian described as follows: commencing at the Northeast corner of Lot 1 in Atwood's Subdivision; thence South 33 degrees 30 minutes 56 seconds East along the East line of said lot, 35.40 feet to the Point of Beginning; thence continuing South 33 degrees 56 seconds East along said East line, 87.40 feet; thence South 02 degrees 05 minutes 40 seconds East along the East line of Lots 1 and 2 of said Atwood's Subdivision, 46.95 feet; thence North 56 degrees 08 minutes 52 seconds East, 279.26 feet to the Southeastery line of Geneva Road; thence North 34 degrees 21 minutes 13 seconds West along said Southwesterly line, 132.21 feet; thence South 55 degrees 14 minutes 31 seconds West, 252.91 feet to the Point of Beginning, all in the City of St. Charles, Kane County, Illinois.

I further certify that the described property lies within Zone "X", as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Panel Number 170330, the Federal Emergency Management Agency Firm Map Number 17089C0264H, with an effective date of July 20, 2021.

Zone "X" is area with minimum flood hazard.

I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles, Kane County, Illinois which has adopted an official comprehensive plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois municipal code as amended.

Given under my hand and seal of Batavia, Illinois this _____ day of _____, A.D. _____

FOR REVIEW

Illinois Professional Land Surveyor No. 035-002710

License expires November 30, 2026

Design Firm License No. 184-006014

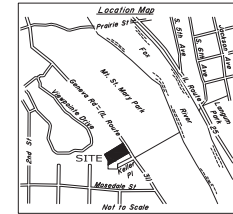
License expires April 30, 2025



Please return the recorded mylar to:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

ASM Job No. 674295018

Sheet 1 of 1



Property Owner:
Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174



No.	Date	Revision	No.	Date	Revision
1	7/20/2023	Prepared & issued preliminary plat for comment	5	12/20/2024	Preliminary revised to 2 lot subdivision per client
2	7/26/2023	Preliminary revised per City comments	6	2/11/2025	Revised per City comments dated 1-31-25
3	5/14/2024	Preliminary revised to 3 lot subdivision per client			
4	7/29/2024	Revised per City comments dated 6-20-24			

FINAL ENGINEERING PLANS
FOR
873 GENEVA ROAD SUBDIVISION
CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

WARNING



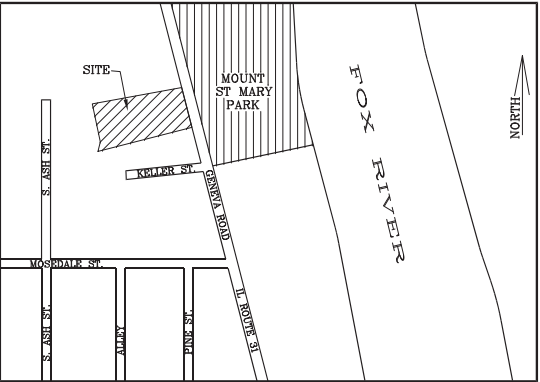
CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

CITY OF ST. CHARLES NOTES

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
2. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "JULIE" (JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION) AT 1-800-892-0123 FOR FIELD LOCATION OF BURIED UTILITIES (48 HOURS NOTIFICATION IS REQUIRED.)
3. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS, PROPERTY CORNERS, AND REFERENCE MARKERS UNTIL THE OWNER, HIS AGENT, OR A PROFESSIONAL LAND SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
4. AGGREGATE SUBGRADE IMPROVEMENT FOR DRIVEWAYS, SIDEWALK/WALKS, AND CURB & GUTTER TO BE COMPACTED C&G.
5. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK ITEM.
6. ALL DISTURBED OPEN AREA SHALL BE PERMANENTLY STABILIZED (SEED W/STRAW BLANKET OR SOD) OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED.
7. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 3' OF PAVED SURFACES.
8. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
9. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
10. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
11. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
13. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
14. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
15. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3" OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE 10" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
16. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.

NOTE-ALL WORK WITHIN GENEVA ROAD RIGHT OF WAY WILL REQUIRE AN IDOT PERMIT.



LOCATION MAP
NOT TO SCALE

LEGEND

	PROPOSED STORM SEWER		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	8" PVC SEWER		EXISTING CONTOUR
	8" SAN. SEWER		EXISTING CONTOUR
	PROPOSED WATER MAIN		PROPOSED CONTOUR
	EXISTING WATER MAIN		PROPOSED CONTOUR
	PROPOSED SANITARY MANHOLE		PROPOSED CONTOUR
	EXISTING SANITARY MANHOLE		PROPOSED CONTOUR
	EXISTING STORM STRUCTURE		PROPOSED CONTOUR
	PROPOSED STORM STRUCTURE		PROPOSED CONTOUR
	PROPOSED FIRE HYDRANT		PROPOSED CONTOUR
	PROPOSED GATE VALVE		PROPOSED CONTOUR

SHEET INDEX

TITLE	SHEET NO.
TITLE SHEET.....	1
SITE TOPOGRAPHY & DEMOLITION	2
PROPOSED SUBDIVISION/GEOMETRIC PLAN	3
SITE GRADING PLAN.....	4
SITE UTILITIES PLAN.....	5
PRELIMINARY ELECTRIC LAYOUT (PER CITY).....	6
TREE SURVEY & PRESERVATION.....	7-8
EROSION CONTROL MEASURES (SWPPP).....	9
DETAILS	10-11
IDOT STD. DETAILS	12-15
EXISTING SIDEWALK EXHIBIT (GENEVA ROAD)	

SITE DATA:

ZONING.....	RT-1 TRADITIONAL SINGLE-FAMILY RESIDENTIAL
MIN. LOT AREA.....	8,400 sq ft
MIN. LOT WIDTH.....	60'
MAX. BUILDING COVERAGE.....	30%
MIN. FRONT YARD.....	30'
MIN. SIDE YARD.....	8'
MIN. REAR YARD.....	40'

SOURCE BENCHMARK:

CITY OF ST. CHARLES
STC-10
EL=695.26 NAVD88

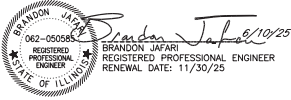
DEVELOPER/BUILDER:

MIDWEST CUSTOM HOMES
409 ILLINOIS AVENUE, SUITE 1-D
ST CHARLES, IL 60174
MR. BOB RASMUSSEN

UNDERGROUND UTILITY NOTE:
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

HOLD HARMLESS STATEMENT
The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Worker shall constitute a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

COUNTY ENGINEERS INC.
ON406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134
630.364.6976 ceillinois@aol.com



REV. 6/10/25
REV. 4/28/25
REV. 3/7/25
REV. 2/17/25
REV. 12/17/24
NOVEMBER 30, 2024

1-EXISTING SEWER HAS A LINER. AT INSTALLATION OF NEW SEWER AND REMOVAL OF EXISTING SERVICE, CIPP END SEALS AND GROUTING MAY BE NEEDED. CONTRACTOR TO CONTACT PUBLIC WORK FOR REQUIREMENTS. ALL WORK TO BE INSPECTED BY THE CITY.

2-EXISTING WATER SERVICE TO BE REMOVED FROM CORPORATION STOP AT MAIN LINE. REPAIR SLEEVE WILL BE NEEDED PER CITY'S REQUIREMENTS. CONTRACTOR TO CONTACT PUBLIC WORK FOR REQUIREMENTS. ALL WORK TO BE INSPECTED BY THE CITY.

2-EXISTING WATER SERVICE TO BE REMOVED FROM CORPORATION STOP
AT MAIN LINE. REPAIR SLEEVE WILL BE NEEDED PER CITY'S REQUIREMENTS.
CONTRACTOR TO CONTACT PUBLIC WORK FOR REQUIREMENTS.
ALL WORK TO BE INSPECTED BY THE CITY.

1-ALL UNDERGROUND CULTS/FOOTINGS/FOUNDATIONS/FLOOR SLABS SHALL BE REMOVED.
2-EXISTING DRIVEWAY TO BE REMOVED.
3-A DEMOLITION PERMIT TO BE OBTAINED FROM THE CITY, PRIOR TO ANY WORK.
4-CALL JULIE, AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
5-ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM SITE.
6-CITY OF ST CHARLES, AND KSDWC EROSION CONTROL MEASURES SHALL BE USED;
ANY DEBRIS FALLEN ONTO IL RT-31 (GENEVA ROAD) SHALL BE PICKED UP IMMEDIATELY.

1-ALL UNDERGROUND CULTS/FOOTINGS/FOUNDATIONS/FLOOR SLABS SHALL BE REMOVED.
2-EXISTING DRIVEWAY TO BE REMOVED.
3-A DEMOLITION PERMIT TO BE OBTAINED FROM THE CITY, PRIOR TO ANY WORK.
4-CALL JULIE, AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
5-ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM SITE.
6-CITY OF ST CHARLES, AND KSDWC EROSION CONTROL MEASURES SHALL BE USED;
ANY DEBRIS FALLEN ONTO IL RT-31 (GENEVA ROAD) SHALL BE PICKED UP IMMEDIATELY.

EXISTING CONTOUR	---	894	---
PROPOSED CONTOUR	---	894	---
PROPOSED SPOT GRADE		894.00	
PROPOSED GARAGE FLOOR		GF=890.50	
TOP OF FOUNDATION WALL		T/F=900.00	
PROPERTY LINE			
SILT FENCE	-X-		-X-

EXISTING CONTOUR	---	894	---
PROPOSED CONTOUR	---	894	---
PROPOSED SPOT GRADE		894.00	
PROPOSED GARAGE FLOOR		GF=890.50	
TOP OF FOUNDATION WALL		T/F=900.00	
PROPERTY LINE			
SILT FENCE	-X-		-X-

CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

COUNTY ENGINEERS INC.

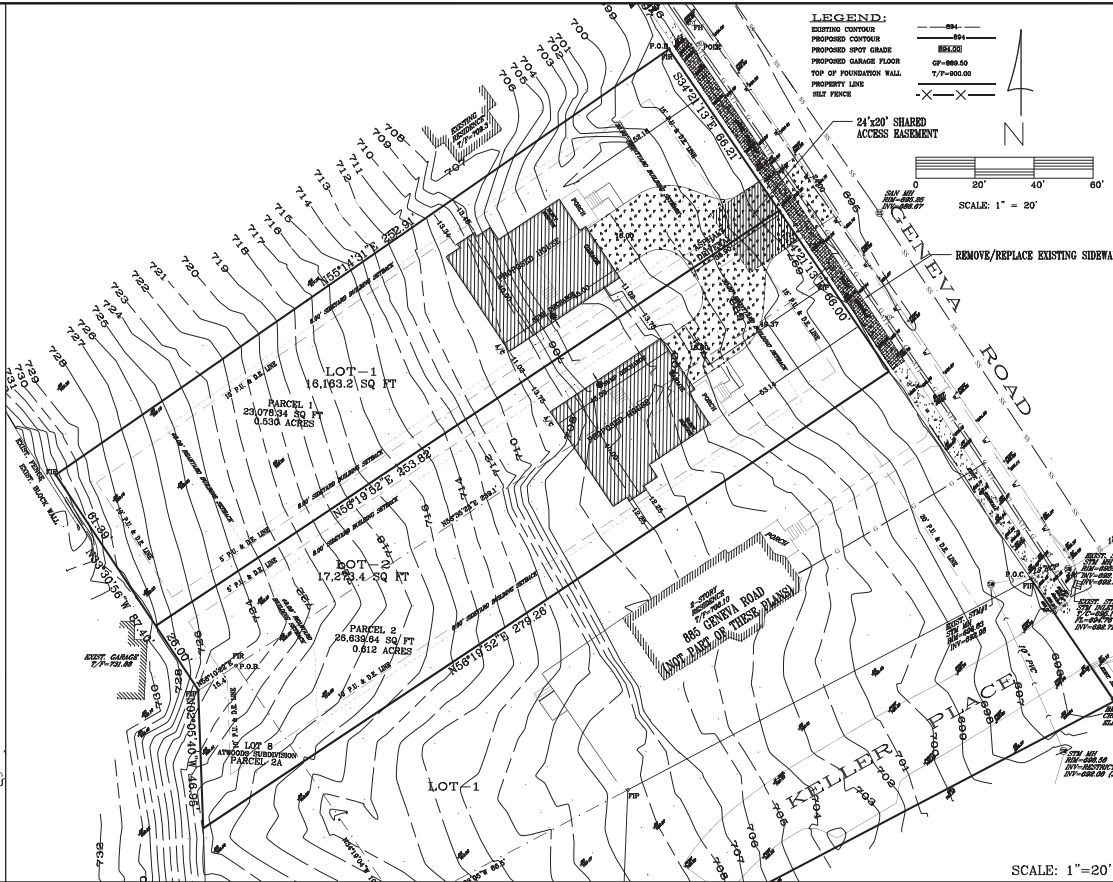
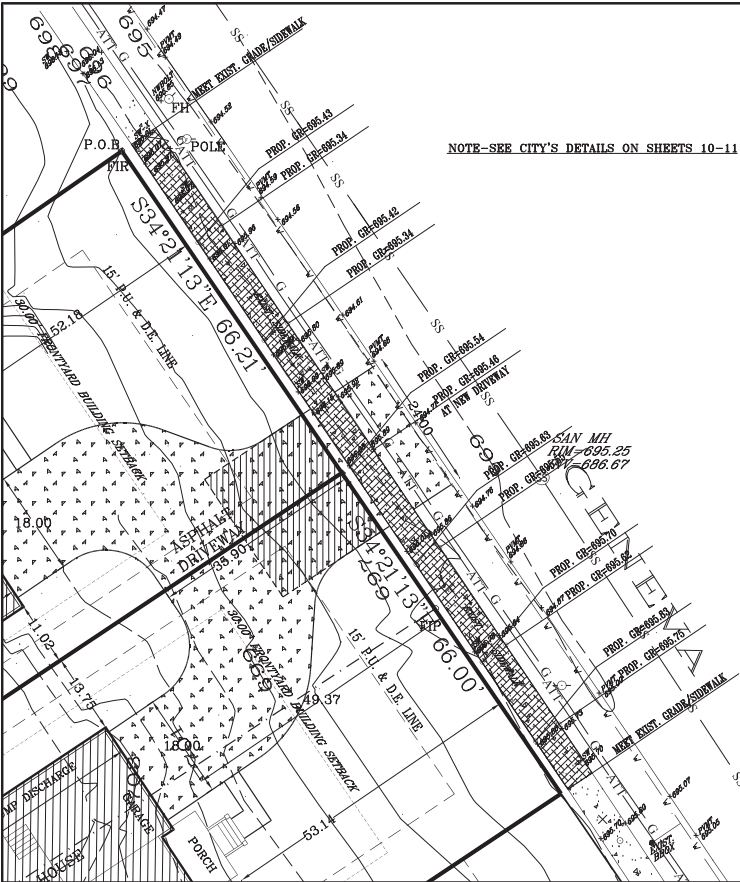
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873 GENEVA ROAD

TOPOGRAPHY &

SHEET 2 OF 15

SHEET 2 OF 15



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED GARAGE FLOOR
- TOP OF FOUNDATION WALL
- PROPERTY LINE
- SLIP FENCE

24'x20' SHARED ACCESS EASEMENT

SCALE: 1" = 20'

WARNING



CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

PROPOSED SIDEWALK GRADES

SCALE: 1"=10'

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1 OF RIVERVIEW ADDITION TO THE CITY OF ST. CHARLES, RUNNING THENCE SOUTH 34° 2' EAST 35.4 FEET ALONG OLD CLAIM LINE TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 54° 54' EAST 254.0 FEET TO THE WEST LINE OF GENEVA ROAD; THENCE SOUTH 34° 28' EAST ALONG SAID WEST LINE OF GENEVA ROAD 94.6 FEET TO A POINT IN THE SAME; THENCE SOUTH 56° 31' WEST 254.5 FEET ALONG AN OLD LINE OF OCCUPATION TO A POINT IN AN OLD CLAIM LINE; THENCE NORTH 34° 2' WEST ALONG THE SAID CLAIM LINE 87.4 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF ST. CHARLES, COUNTY OF KANE IN THE STATE OF ILLINOIS. ALSO DESCRIBED AS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF GENEVA ROAD WITH THE NORTHERLY LINE OF KELLER PLACE; THENCE NORTH 34° 28' 00" WEST ALONG THE WESTERLY LINE OF GENEVA ROAD 217.4 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54° 54' 00" WEST 254 FEET TO THE EASTERLY LINE OF ATWOODS SUBDIVISION OF BLOCK 1 OF THE RIVERVIEW ADDITION TO ST. CHARLES; THENCE SOUTH 34° 2' 00" EAST ALONG SAID EASTERLY LINE 87.4 FEET TO ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 56° 31' 00" EAST TO A SECOND ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 56° 31' 00" EAST 239.1 FEET TO THE WESTERLY LINE OF GENEVA ROAD; THENCE NORTH 34° 28' 00" WEST ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS.

PARCEL 2A:
LOT 8 OF ATWOODS SUBDIVISION OF BLOCK 1 OF THE RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
COMMONLY KNOWN AS: 873 GENEVA ROAD, ST. CHARLES, ILLINOIS

IMPERVIOUS AREAS--

REMOVE/DEMOLITION.....	3205.0 sf
PROPOSED--	
ROADS.....	3158.2 sf
DRIVEWAYS.....	2272.2 sf
WALKS/PORCHES/ETC.....	205.4 sf
TOTAL PROPOSED.....	5734.0 sf
NET INCREASE.....	2529.0 sf

NOTE:
PLAT OF SURVEY AND TOPOGRAPHIC SURVEY HAVE BEEN PREPARED BY DALE FLOYD LAND SURVEYING LLC, IN GENEVA, ILLINOIS.

BENCHMARK:
STC-10
EL=695.26' NAVD88

REVISONS

1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

PROPOSED SUBDIVISION
GEOMETRIC PLAN
SHEET 3 OF 19

COUNTY ENGINEERS INC.
JAMES A. HARRIS, P.E.
DALE FLOYD LAND SURVEYING LLC
DALE FLOYD, P.E.
Scale - AS SHOWN

NOTES:

- 1-ALL TREES TO BE PROTECTED. NO TREE TO BE REMOVED WITHOUT OWNER'S AUTHORIZATION.
- 2-DEMO PERMITS ARE REQUIRED FOR EACH ADDRESS, TO REMOVE ANY STRUCTURE.
- 3-PRIVATE UTILITY SERVICES CAN REMAIN, ONLY IF THEY HAVE BEEN EVALUATED BY CITY STAFF FOR NEW DEVELOPMENT.
- 4-EXISTING UTILITY SERVICES ARE SHOWN PER CALL TO JULIE. SANITARY SERVICES TO BOTH HOUSES HAVE NOT BEEN MARKED. CONTRACTOR TO COORDINATE WITH THE CITY'S PUBLIC WORKS FOR INSPECTION AND RE-USE OF WATER AND/OR SANITARY SERVICES FOR NEW CONSTRUCTION. OTHERWISE, BOTH SERVICES WOULD NEED TO BE DISCONNECTED AT THE MAIN LINE, PER CITY OF ST. CHARLES STANDARDS.
- 5-DETAILED FOUNDATION PLAN ELEVATIONS INCLUDING ALL TOP OF FOUNDATION ELEVATIONS ON A STEPPED FOUNDATION SHALL BE PROVIDED WITH THE BUILDING PERMIT SUBMITTAL.

NOTES:-

- MAXIMUM ALLOWABLE DRIVEWAY SLOPE IS AT 6%
- MAXIMUM ALLOWABLE OPEN SPACE (YARD, DITCH, SWALE, ETC) SLOPE IS AT 4:1 OR 25%
- MAXIMUM ALLOWABLE SIDEWALK/WALK SLOPE IS AT 6% LONGITUDINALLY, 2.0% CROSS SLOPE.

TOTAL DISTURBED AREA = 25,810 sq. ft. OR 0.59 ACRES

EXIST. SIDEWALK TO BE REPLACED. SEE SHEET-3 FOR PROPOSED GRADES.

PEAK FLOW (100-YR) = 3.5 CFS
HW = 704.43

SECTION A-A
TYPICAL SECTION

SCALE
1"=10' HOR.
1"=2' VER.

SECTION C-C
TYPICAL SECTION

SCALE
1"=10' HOR.
1"=2' VER.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRIVE CHASE
- PROPOSED GARAGE FLOOR
- TOP OF FOUNDATION WALL
- PROPERTY LINE
- SELF FENCE

WARNING



CALL BEFORE YOU DIG
(AN HOUR NOTICE REQUIRED PRIOR TO DIGGING)

COUNTY ENGINEERS INC.

Scale: 1"=10'

873 GENEVA ROAD

ADDRESS: ST. CHARLES, ILLINOIS

OWNER/REVISIONER: MIDWEST CUSTOM HOMES LLC.

REVISIONS

1 2 3 4

SITE GRADING PLAN

SHEET 4 OF 15

SOURCE BENCHMARK:
CITY OF ST. CHARLES
STC-10
EL=695.26 NAVD88

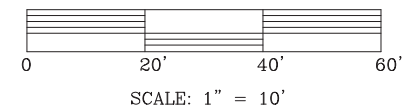
NOTE-ALL WORK WITHIN GENEVA ROAD RIGHT OF WAY WILL REQUIRE AN IDOT PERMIT.

WARNING



CALL BEFORE
YOU DIG
(AN HOUR NOTICE REQUIRED PRIOR TO DIGGING)

LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT GRADE
PROPOSED GARAGE FLOOR
TOP OF FOUNDATION WALL
PROPERTY LINE
SELF PRICES



SAWCUT, REMOVE/REPLACE PAVEMENT AS NEEDED.
ALL WORK TO BE INSPECTED BY THE CITY.
(TYPICAL)

PRIVATE STORM
PROPOSED STM-2
CB-TYPE C (24")
IDOT TYPE 8 GRATE
RIM=697.50
INV=695.50

24'x20' SHARED
ACCESS EASEMENT

15.0' WIDE STORM SEWER EASEMENT
CENTERED OVER NEW PIPE, GRANTED TO
AND FOR THE BENEFIT OF LOT-1.
(PRIVATE EASEMENT FOR LOT-1)

SAN MH
RIM=695.25
INV=696.67

PUBLIC STORM
PROPOSED STM-3
CB-TYPE B (48")
IDOT TYPE 1 F&G(OPEN)
RIM=696.40
INV=693.60

UTILITY CROSSING
STM 12" PVC INV=693.46
SAN. 6" PVC TOP=691.00

UTILITY CROSSING
STM 12" PVC INV=693.37
WATER 1-1/2" COPPER @691.0

EXIST. SIDEWALK TO BE REPLACED.
SEE SHEET-3 FOR PROPOSED GRADES.

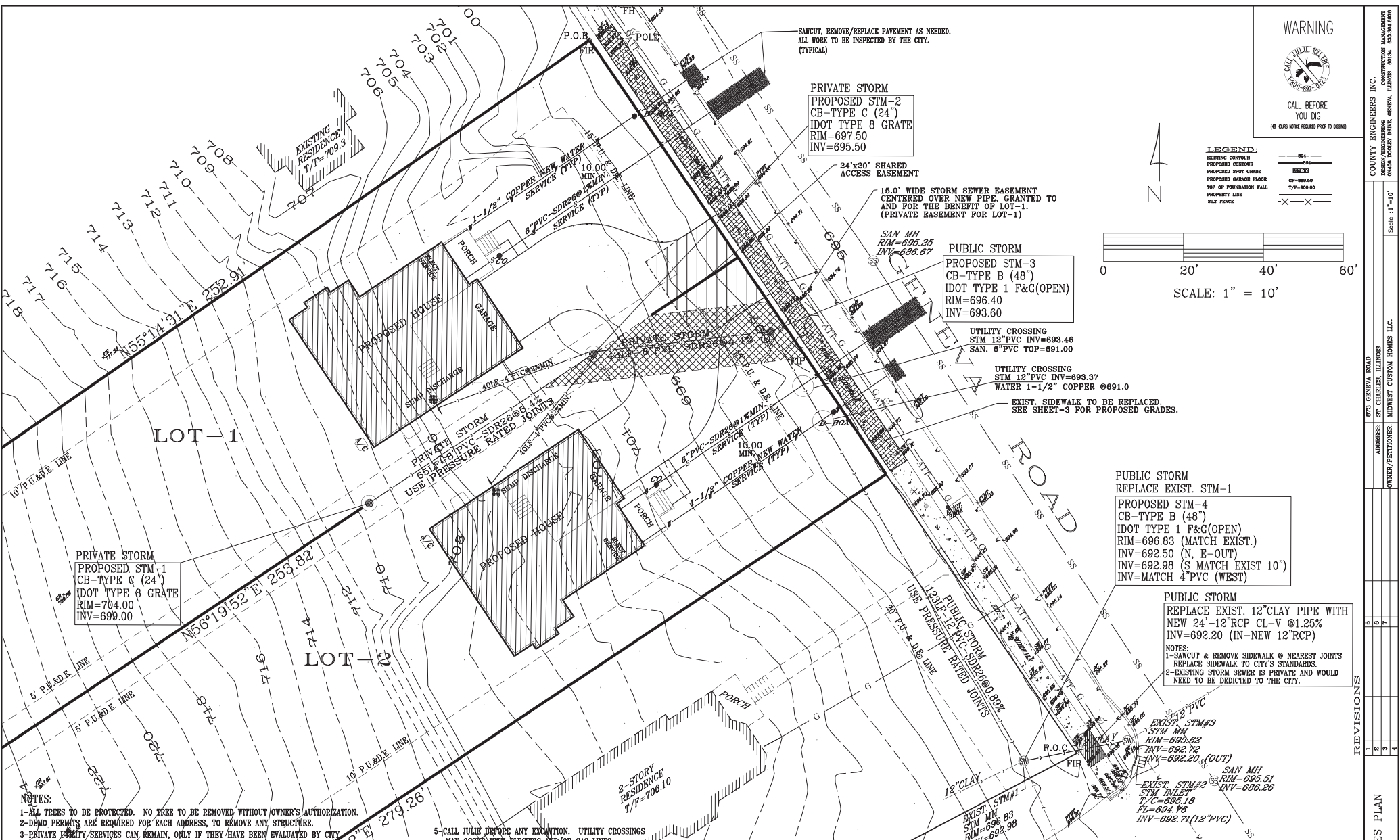
PUBLIC STORM
REPLACE EXIST. STM-1
PROPOSED STM-4
CB-TYPE B (48")
IDOT TYPE 1 F&G(OPEN)
RIM=696.83 (MATCH EXIST.)
INV=692.50 (N, E-OUT)
INV=692.98 (S MATCH EXIST 10")
INV=MATCH 4" PVC (WEST)

PUBLIC STORM
REPLACE EXIST. 12" CLAY PIPE WITH
NEW 24'-12" RCP CL-V @1.25%
INV=692.20 (IN-NEW 12" RCP)

NOTES:
1-SAWCUT & REMOVE SIDEWALK @ NEAREST JOINTS
REPLACE SIDEWALK TO CITY'S STANDARDS.
2-EXISTING STORM SEWER IS PRIVATE AND WOULD
NEED TO BE DEDICATED TO THE CITY.

EXIST. STM#3
STM MH
RIM=695.62
INV=692.72
INV=692.20 (OUT)
SAN MH
RIM=695.51
INV=696.26
EXIST. STM#2
STM INLET
7" C=695.18
16'-694.74
INV=692.71 (12" PVC)

EXIST. STM#1
STM MH
RIM=698.83
INV=694.98



PRIVATE STORM
PROPOSED STM-1
CB-TYPE C (24")
IDOT TYPE 6 GRATE
RIM=704.00
INV=699.00

NOTES:

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- 3-PRIVATE UTILITY SERVICES CAN REMAIN, ONLY IF THEY HAVE BEEN EVALUATED BY CITY STAFF FOR NEW DEVELOPMENT.
- 4-EXISTING UTILITY SERVICES ARE SHOWN PER CALL TO JULIE. SANITARY SERVICES TO BOTH HOUSES HAVE NOT BEEN MARKED. CONTRACTOR TO COORDINATE WITH THE CITY'S PUBLIC WORKS FOR INSPECTION AND RE-USE OF WATER AND/OR SANITARY SERVICES FOR NEW CONSTRUCTION. OTHERWISE, BOTH SERVICES WOULD NEED TO BE DISCONNECTED AT THE MAIN LINE, PER CITY OF ST. CHARLES STANDARDS.

NOTE-ALL WORK WITHIN GENEVA ROAD RIGHT OF WAY WILL REQUIRE AN IDOT PERMIT.

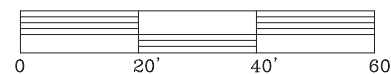
5-CALL JULIE BEFORE ANY EXCAVATION. UTILITY CROSSINGS
MAY OCCUR WITH ELECTRIC AND/OR GAS LINES.

6-PRESSURE RATED PIPE BETWEEN STM-1 AND STM-2 TO
BE SCHEDULE 40, RATED AT 130 PSI, ASTM D 2466,
AND FITTINGS ASTM D 1785.

7-EXISTING SEWER HAS A LINER. AT INSTALLATION OF NEW SEWER AND
REMOVAL OF EXISTING SERVICE, CIPP END SEALS AND GROUTING MAY
NEEDED. CONTRACTOR TO CONTACT PUBLIC WORK FOR REQUIREMENTS.
ALL WORK TO BE INSPECTED BY THE CITY.

LEGEND:
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED SPOT GRADE
 PROPOSED GARAGE FLOOR
 TOP OF FOUNDATION WALL
 PROPERTY LINE

894
 891
 888.50
 7/7=890.00



SCALE: 1" = 10'

WARNING



CALL BEFORE
 YOU DIG
 (48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

**UPGRADE SECONDARY MAINS
 TO 4/0 TRIPLEX**

ELECTRIC NOTES:-

- 1-CITY OF ST CHARLES STANDARD REQUIREMENTS AND PROCEDURES ARE APPLICABLE, AVAILABLE IN THE ELECTRIC UTILITY OFFICE OR THE CITY'S ONLINE WEBSITE.
- 2-EXISTING TRANSFORMER 4272T01 AT POLE - 4272P03, LOCATED AT GENEVA ROAD AND KELLER PLACE, TO BE REPLACED WITH A 50kVA TRANSFORMER.
- 3-THE SECONDARY MAINS FROM POLE - 4272P01 TO POLE - 4272P03 WILL BE UPGRADED IN SIZE TO ALLOW FOR ADDITIONAL SERVICES.
- 4-DEVELOPER WILL BE INSTALLING AN UNDERGROUND METER PEDESTAL WITH MAIN DISCONNECT AND PROPER GROUNDING IN ACCORDANCE WITH 2020 NEC & CITY CODE FOR EACH RESIDENCE.
- 5-CITY OF ST CHARLES WILL BE INSTALLING SECONDARY MAINS, TRANSFORMER UPSIZE, METERS, AND NEW UNDERGROUND HOUSE SERVICES. AN ELECTRIC SERVICE APPLICATION IS REQUIRED FOR EACH RESIDENCE. INSTALLATION INCLUDES ALL NECESSARY CONDUIT AND CABLE FROM THE POLE TO EACH HOUSE METER PEDESTAL.
- 6-IN CASE OF CONFLICT WITH DEVELOPMENT, CITY WILL RE-LOCATE ELECTRIC POLES/CONDUITS/CABLES/ETC. AS NEEDED. DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS.
- 7-CITY OF ST CHARLES REQUIRES A 10 FOOT EASEMENT ON THE FRONT LOTS FACING GENEVA ROAD WITH AN ADDITIONAL 5 FOOT EASEMENT ON THE SIDE AND REAR LOTS. STANDARD EASEMENT PROVISIONS REQUIRES THAT EASEMENT AREAS BE CLEAR FOR PURPOSE OF MAINTAINING THE UTILITIES WITHIN THEM.
- 8-AN ELECTRIC SERVICE APPLICATION IS REQUIRED FOR EACH RESIDENCE.
- 9-FOR ANY INSPECTION AND/OR FIELD CONFLICTS (OR QUESTIONS), CONTACT CITY'S LINE FOREMAN AT 630/377-4407. THE ELECTRIC DEPARTMENT PERFORMS ALL INSPECTIONS UP TO THE EXTERNAL MAIN SERVICE DISCONNECT INCLUDING GROUNDING. ALL INSPECTIONS BEYOND THE SERVICE MAIN DISCONNECT ARE DONE BY BUILDING & CODE ENFORCEMENT.

POLE - 4272P05

**UPGRADE SECONDARY MAINS
 TO 4/0 TRIPLEX**

**POLE - 4272P03
 TRANSFORMER
 4272T01
 UPGRADE TO 50kVA**

REVISIONS

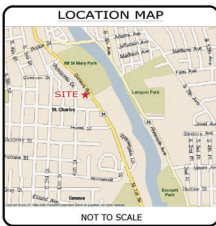
PRELIMINARY ELECTRIC
 LAYOUT
 SHEET 6 OF 15

COUNTY ENGINEERS INC.
 1000 N. WILSON AVENUE
 CHICAGO, ILLINOIS 60642
 (773) 344-1000

ADDRESS: ST CHARLES, ILLINOIS
 OWNER/REVISIONER: MIDWEST CUSTOM HOMES LLC

1
 2
 3
 4

1
 2
 3
 4



TAG #	SPECIES	LATIN	DBH	CONDITION	FORM	COMMENTS
1	OAK-RED	Quercus rubra	26	3	3	codominant trunk, included bark
2	MAGNOLIA-TREE	Magnolia spp	14	3	4	trunk wound with rot
3	YEW	Taxus spp	7	3	3	
4	MAGNOLIA-TREE	Magnolia spp	24	3	4	weak trunk union, rot
5	SYCAMORE	Platanus occidentalis	53	2	1	
6	OAK-RED	Quercus rubra	46	3	1	large deadwood
7	OAK-RED	Quercus rubra	30	3	3	large deadwood
8	MAPLE-NORWAY	Acer platanoides	12	3	3	limited growspace
9	OAK-RED	Quercus rubra	15	3	3	limited growspace
10	HACKBERRY	Celtis occidentalis	7	3	2	limited growspace
11	BOXELDER	Acer negundo	16	3	4	limited growspace
12	BOXELDER	Acer negundo	21	3	4	limited growspace
13	SPRUCE-NORWAY	Picea abies	23	4	1	power lines, dieback
14	WALNUT-BLACK	Juglans nigra	18	3	1	service lines
15	OAK-WHITE	Quercus alba	18	3	1	large deadwood
16	BOXELDER	Acer negundo	15	3	3	lean, limited growspace
17	MAPLE-NORWAY	Acer platanoides	13	2	4	lean, limited growspace
18	MAPLE-NORWAY	Acer platanoides	9	2	3	lean, limited growspace
19	ELM-AMERICAN	Ulmus americana	16	2	3	lean, limited growspace
20	WALNUT-BLACK	Juglans nigra	25	3	4	codominant lead, weak trunk union
21	AILANTHUS	Ailanthus altissima	24	3	2	codominant lead
22	ELM-AMERICAN	Ulmus americana	19	3	2	
23	BOXELDER	Acer negundo	10	3	4	
24	ELM-AMERICAN	Ulmus americana	11	3	4	poor form
25	BOXELDER	Acer negundo	24	3	4	severe lean
26	ELM-AMERICAN	Ulmus americana	17	2	2	limited growspace
27	ELM-AMERICAN	Ulmus americana	18	2	2	limited growspace
28	AILANTHUS	Ailanthus altissima	9	3	2	limited growspace
29	AILANTHUS	Ailanthus altissima	8	3	2	limited growspace
30	BOXELDER	Acer negundo	16	3	3	limited growspace
31	MAPLE-NORWAY	Acer platanoides	24	3	3	broken stump, rot
32	APPLE-CRAB SPP	Malus spp	9	4	3	deadwood, suckers
33	HACKBERRY	Celtis occidentalis	12	3	2	limited growspace
34	HACKBERRY	Celtis occidentalis	14	3	4	lean
35	ELM-AMERICAN	Ulmus americana	16	3	4	limited growspace
36	HACKBERRY	Celtis occidentalis	25	3	2	
37	ELM-AMERICAN	Ulmus americana	17	2	2	
38	ASH-BLUE	Fraxinus quadrangula	6	4	4	
39	HACKBERRY	Celtis occidentalis	19	2	2	
40	BOXELDER	Acer negundo	7	3	4	
41	HACKBERRY	Celtis occidentalis	7	3	3	
42	HACKBERRY	Celtis occidentalis	17	3	2	
43	HACKBERRY	Celtis occidentalis	10	3	2	limited growspace
44	MAPLE-NORWAY	Acer platanoides	6	3	4	limited growspace
45	MAPLE-NORWAY	Acer platanoides	6	3	3	limited growspace
46	BOXELDER	Acer negundo	27	3	4	limited growspace
47	HACKBERRY	Celtis occidentalis	11	3	3	limited growspace
48	HACKBERRY	Celtis occidentalis	22	3	2	
49	BOXELDER	Acer negundo	11	3	4	lean
50	BOXELDER	Acer negundo	11	3	4	
51	SPRUCE-SPP	Picea spp	16	5	2	dead
52	MULBERRY-SPP	Morus spp	11	4	2	trunk wound, decay
53	BOXELDER	Acer negundo	23	3	4	lean
54	WALNUT-BLACK	Juglans nigra	20	3	2	
55	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
56	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
57	LINDEN-AMERICAN	Tilia americana	8	3	2	limited growspace
58	HACKBERRY	Celtis occidentalis	6	3	2	limited growspace
59	WALNUT-BLACK	Juglans nigra	17	3	3	limited growspace
60	HACKBERRY	Celtis occidentalis	23	3	2	
61	HICKORY-BITTERNUT	Carya cordiformis	10	3	3	
62	BOXELDER	Acer negundo	9	3	3	
63	ELM-AMERICAN	Ulmus americana	25	2	3	
64	ELM-AMERICAN	Ulmus americana	12	3	3	
65	LINDEN-AMERICAN	Tilia americana	9	2	3	
66	ELM-AMERICAN	Ulmus americana	16	2	3	
67	BOXELDER	Acer negundo	28	3	4	

Tree inventory prepared by:
LESLIE DELLES
JSA Certified Arborist IL-9199AH TRAQ
Exp: 12/31/25

1485 Louis Bork Drive, Unit 113 - Batavia IL 60510
630-752-2400 - www.glabarbor.com



TREE EXHIBIT



Note: Underlying Topography Data is from Survey prepared by Dale Floyd Land Surveying, LLC. Project Number 200-25 dated November 4, 2022.

TREE CONDITION RATING

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good to Fair	The tree is typical of the species, and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species, and/or has less than 30% deadwood in the crown, one or two minor problems that are not entirely lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species, and/or has significant problems, such as 30-60% deadwood in the crown, serious decay or structural defects, insect, disease or other problems that can be potentially lethal to the tree or create a hazardous tree if not corrected in a short period of time, or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species, and/or has over 60% deadwood in the crown, major decay or structural problems, is hazardous or severely infested with insects, diseases, or other problems that even if aggressively corrected would not result in the long term to the survival of the tree.

TREE FORM RATING

Form 1	Excellent - Tree has specimen, textbook form for the species in question.
Form 2	Good - The overall form of the tree must be good, and consistent for the species in question. No major defect in the structure can be present.
Form 3	Average - A wide variety of forms is acceptable for this group, which defines the middle ground around which trees with better or worse architecture can be defined and identified. No major structural defect such as trunk splits or severe leans may be present.
Form 4	Poor - Very poor form or architecture that has the potential to lead to tree or tree part failure.
Form 5	Very Poor - Tree should be removed, and has architecture which poses a great amount of risk.

TAG #	SPECIES	LATIN	DBH	CONDITION	FORM	COMMENTS
1	OAK-RED	Quercus rubra	26	3	3	codominant lead, included bark
2	MAGNOLIA-TREE	Magnolia spp	14	3	4	trunk wound with rot
3	YEW	Taxus spp	7	3	3	
4	MAGNOLIA-TREE	Magnolia spp	24	3	4	weak trunk union, rot
5	SYCAMORE	Platanus occidentalis	53	2	1	
6	OAK-RED	Quercus rubra	46	3	1	large deadwood
7	OAK-RED	Quercus rubra	30	3	3	large deadwood
8	MAPLE-NORWAY	Acer platanoides	12	3	3	limited growspace
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10	HACKBERRY	Celtis occidentalis	7	3	2	limited growspace
11	BOXELDER	Acer negundo	16	3	4	limited growspace
12	BOXELDER	Acer negundo	21	3	4	limited growspace
13	SPRUCE-NORWAY	Picea abies	23	4	1	power lines, dieback
14	WALNUT-BLACK	Juglans nigra	18	3	1	service lines
15	OAK-WHITE	Quercus alba	18	3	1	large deadwood
16	BOXELDER	Acer negundo	15	3	3	lean, limited growspace
17	MAPLE-NORWAY	Acer platanoides	13	2	4	lean, limited growspace
18	MAPLE-NORWAY	Acer platanoides	9	2	3	lean, limited growspace
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36	HACKBERRY	Celtis occidentalis	25	3	2	
37	ELM-AMERICAN	Ulmus americana	17	2	2	
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53	BOXELDER	Acer negundo	23	3	4	lean
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55	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
56	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
57	LINDEN-AMERICAN	Tilia americana	8	3	2	limited growspace
58	HACKBERRY	Celtis occidentalis	6	3	2	limited growspace
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63	ELM-AMERICAN	Ulmus americana	25	2	3	
64	ELM-AMERICAN	Ulmus americana	12	3	3	
65	LINDEN-AMERICAN	Tilia americana	9	2	3	
66	ELM-AMERICAN	Ulmus americana	16	2	3	
67	BOXELDER	Acer negundo	28	3	4	

TAG #	SPECIES	LATIN	DBH	CONDITION	FORM	COMMENTS
68	LINDEN-AMERICAN	Tilia americana	13	3	4	
69	BOXELDER	Acer negundo	16	3	4	
70	ELM-AMERICAN	Ulmus americana	11	3	4	
71	ELM-AMERICAN	Ulmus americana	8	3	4	
72	WALNUT-BLACK	Juglans nigra	15	3	3	
73	WALNUT-BLACK	Juglans nigra	8	3	3	

REVISIONS

1	2	3	4

TREE SURVEY

SHEET 7 OF 15

ST. CHARLES HEIGHTS SUBDIVISION

ADDRESS: ST. CHARLES, ILLINOIS

OWNER/RETIRED: MIDWEST CUSTOM HOMES LLC

Scale: 1" = 20'

COUNTY ENGINEERS INC.

1485 LOUIS BORK DRIVE, UNIT 113, BATAVIA, ILLINOIS 60510

PHONE: 630-879-0200

WARNING



CALL BEFORE
YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

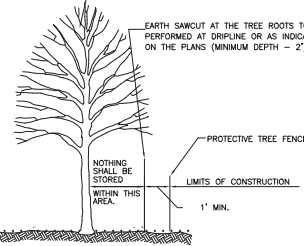


LIMIT OF CONSTRUCTION/CLEARING AND
TREE REMOVAL
DISTURBED ARE IS 25,810 SF OR 0.59 ACRES
TREE PRESERVATION AREA
INSTALL 4' HIGH ORANGE FENCE
W/STEEL POSTS AS SHOWN
NO CONSTRUCTION TRAFFIC
IS PERMITTED

THE CONTRACTOR SHALL HAVE THE TREE LIMBS
PRUNED THAT MIGHT BE DAMAGED BY EQUIPMENT
OPERATIONS PRIOR TO CONSTRUCTION COMMENCING

SAVE/PROTECT TREE (TYP)

REMOVE TREE (TYP)



TREE PROTECTION DETAIL

IF A UTILITY MUST BE WITHIN 15' OF
THE TREE TRUNK, IT IS RECOMMENDED
THAT IT BE AUGERED.

PROTECT TREES

TREE FORM RATING

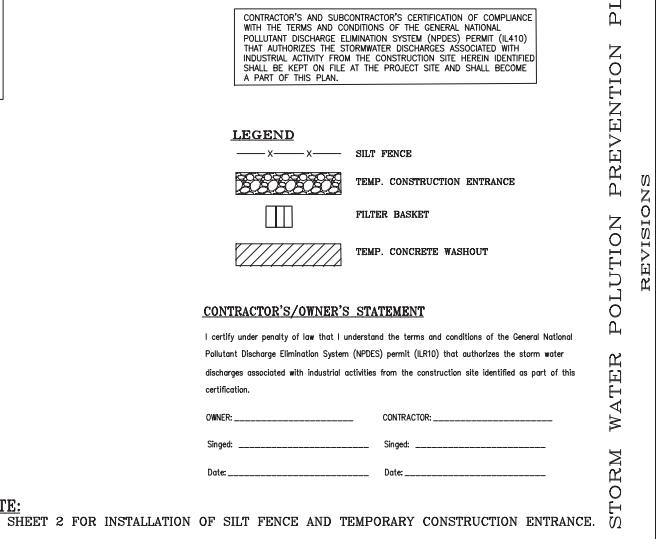
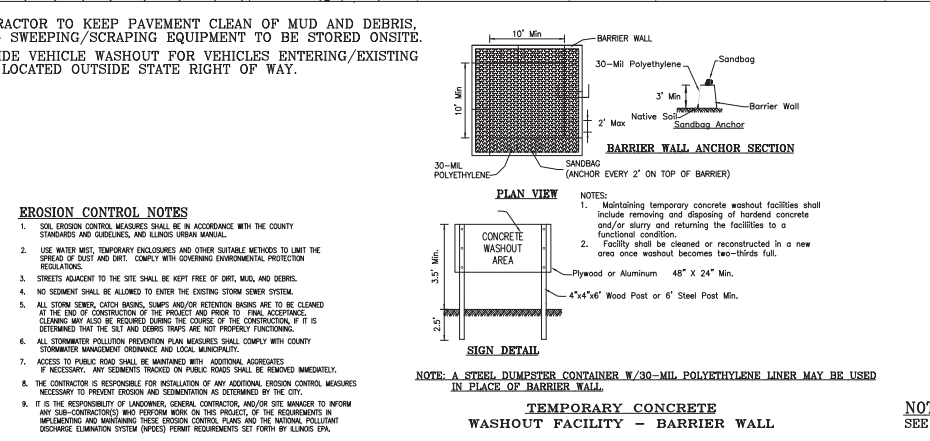
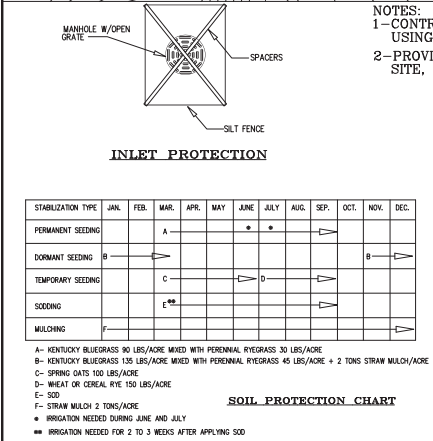
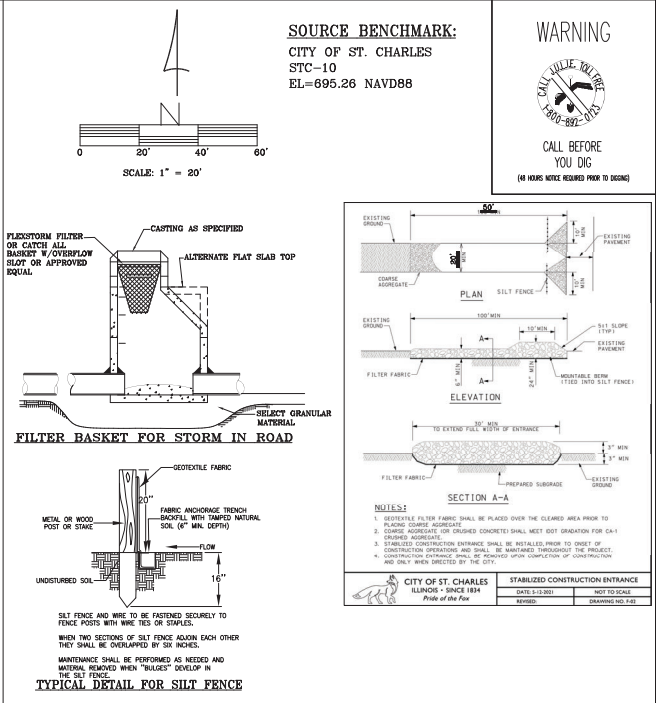
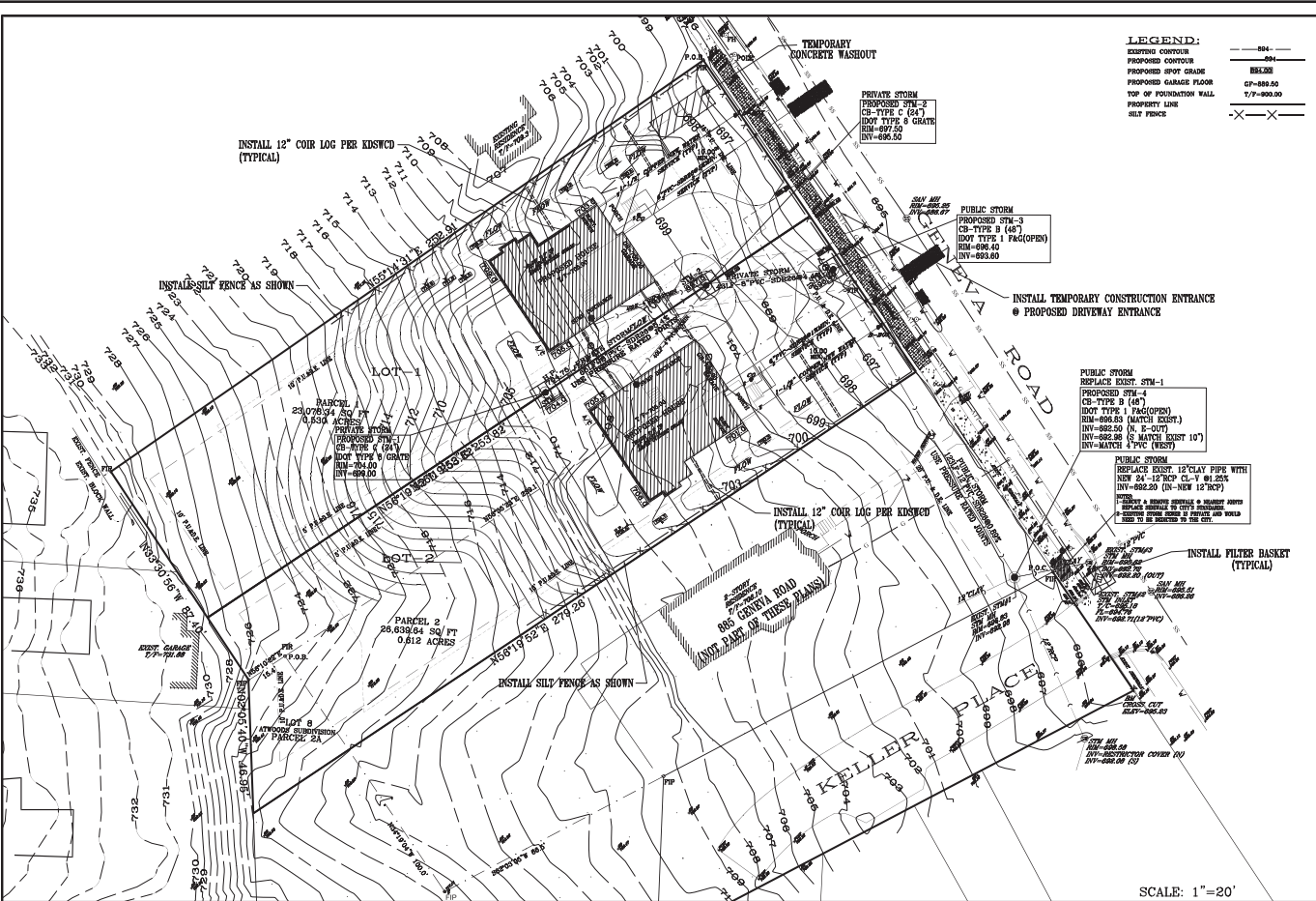
Form 1	Excellent - Tree has specimen, textbook form for the species in question.
Form 2	Good - The overall form of the tree must be good, and consistent for the species in question. No major defect in the structure can be present.
Form 3	Average - A wide variety of forms is acceptable for this group, which defines the middle ground around which trees with better or worse architecture can be defined and identified. No major structural defect such as trunk splits or severe leans may be present.
Form 4	Poor - Very poor form or architecture that has the potential to lead to tree or tree part failure.
Form 5	Very Poor - Tree should be removed, and has architecture which poses a great amount of risk.

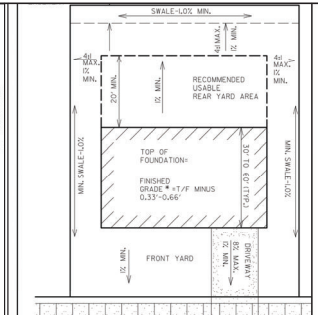
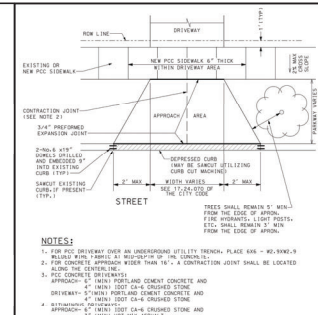
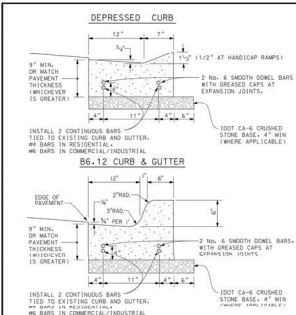
TREE CONDITION RATING

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good to Fair	The tree is typical of the species, and or has less than 30% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species, and or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to maintain the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species, and or has significant problems, such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time, or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species, and or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or severely infested with insects, diseases, or other problems that even if aggressively corrected would not result in the long term to the survival of the tree.

TAG #	SPECIES	LATIN	DBH	CONDITION	FORM	COMMENTS
1	OAK-RED	Quercus rubra	26	3	3	codominant lead, included bark
2	MAGNOLIA-TREE	Magnolia spp	14	3	4	trunk wound with rot
3	YEW	Taxus spp	7	3	3	
4	MAGNOLIA-TREE	Magnolia spp	24	3	4	weak trunk union, rot
5	SYCAMORE	Platanus occidentalis	53	2	1	
6	OAK-RED	Quercus rubra	46	3	1	large deadwood
7	OAK-RED	Quercus rubra	30	3	3	large deadwood
8	MAPLE-NORWAY	Acer platanoides	12	3	3	limited growspace
9	OAK-RED	Quercus rubra	15	3	3	limited growspace
10	HACKBERRY	Celtis occidentalis	7	3	2	limited growspace
11	BOXELDER	Acer negundo	16	3	4	limited growspace
12	BOXELDER	Acer negundo	21	3	4	limited growspace
13	SPRUCE-NORWAY	Picea abies	23	4	1	power lines, dieback
14	WALNUT-BLACK	Juglans nigra	18	3	1	service lines
15	OAK-WHITE	Quercus alba	18	3	1	large deadwood
16	BOXELDER	Acer negundo	15	3	3	lean, limited growspace
17	MAPLE-NORWAY	Acer platanoides	13	2	4	lean, limited growspace
18	MAPLE-NORWAY	Acer platanoides	9	2	3	lean, limited growspace
19	ELM-AMERICAN	Ulmus americana	16	2	3	lean, limited growspace
20	WALNUT-BLACK	Juglans nigra	25	3	4	codominant lead, weak trunk union
21	AILANTHUS	Ailanthus altissima	24	3	2	codominant lead
22	ELM-AMERICAN	Ulmus americana	19	3	2	
23	BOXELDER	Acer negundo	13	3	4	
24	ELM-AMERICAN	Ulmus americana	11	3	4	poor form
25	BOXELDER	Acer negundo	24	3	4	severe lean
26	ELM-AMERICAN	Ulmus americana	17	2	2	limited growspace
27	ELM-AMERICAN	Ulmus americana	18	2	2	limited growspace
28	AILANTHUS	Ailanthus altissima	9	3	2	limited growspace
29	AILANTHUS	Ailanthus altissima	8	3	2	limited growspace
30	BOXELDER	Acer negundo	16	3	3	limited growspace
31	MAPLE-NORWAY	Acer platanoides	24	3	3	broken stump, rot
32	APPLE-CRAB-SP	Malus spp	9	4	3	deadwood, suckers
33	HACKBERRY	Celtis occidentalis	12	3	2	limited growspace
34	HACKBERRY	Celtis occidentalis	14	3	4	lean
35	ELM-AMERICAN	Ulmus americana	16	3	4	limited growspace
36	HACKBERRY	Celtis occidentalis	25	3	2	
37	ELM-AMERICAN	Ulmus americana	17	2	2	
38	ASH-BLUE	Fraxinus quadrangulata	6	4	4	
39	HACKBERRY	Celtis occidentalis	19	2	2	
40	BOXELDER	Acer negundo	7	3	4	
41	HACKBERRY	Celtis occidentalis	7	3	3	
42	HACKBERRY	Celtis occidentalis	17	3	2	
43	HACKBERRY	Celtis occidentalis	10	3	2	limited growspace
44	MAPLE-NORWAY	Acer platanoides	6	3	4	limited growspace
45	MAPLE-NORWAY	Acer platanoides	6	3	3	limited growspace
46	BOXELDER	Acer negundo	27	3	4	limited growspace
47	HACKBERRY	Celtis occidentalis	11	3	3	limited growspace
48	HACKBERRY	Celtis occidentalis	22	3	2	
49	BOXELDER	Acer negundo	11	3	4	lean
50	BOXELDER	Acer negundo	11	3	4	
51	SPRUCE-SPP	Picea spp	16	5	2	dead
52	MULBERRY-SPP	Morus spp	11	4	2	trunk wound, decay
53	BOXELDER	Acer negundo	23	3	4	lean
54	WALNUT-BLACK	Juglans nigra	20	3	2	
55	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
56	MAPLE-NORWAY	Acer platanoides	20	3	3	limited growspace
57	LINDEN-AMERICAN	Tilia americana	8	3	2	limited growspace
58	HACKBERRY	Celtis occidentalis	6	3	2	limited growspace
59	WALNUT-BLACK	Juglans nigra	17	3	3	limited growspace
60	HACKBERRY	Celtis occidentalis	23	3	2	
61	HICKORY-BITTERNUT	Carya cordiformis	10	3	3	
62	BOXELDER	Acer negundo	9	3	3	
63	ELM-AMERICAN	Ulmus americana	25	2	3	
64	ELM-AMERICAN	Ulmus americana	12	3	3	
65	LINDEN-AMERICAN	Tilia americana	9	2	3	
66	ELM-AMERICAN	Ulmus americana	16	2	3	
67	BOXELDER	Acer negundo	28	3	4	
68	LINDEN-AMERICAN	Tilia americana	13	3	4	
69	BOXELDER	Acer negundo	16	3	4	
70	ELM-AMERICAN	Ulmus americana	11	3	4	
71	ELM-AMERICAN	Ulmus americana	8	3	4	
72	WALNUT-BLACK	Juglans nigra	15	3	3	
73	WALNUT-BLACK	Juglans nigra	8	3	3	

LIST OF TREES TO BE REMOVED



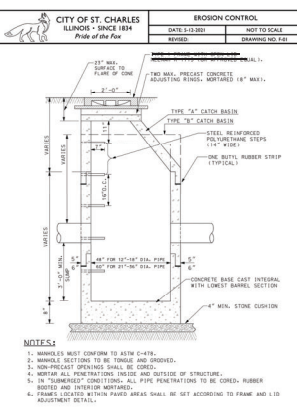
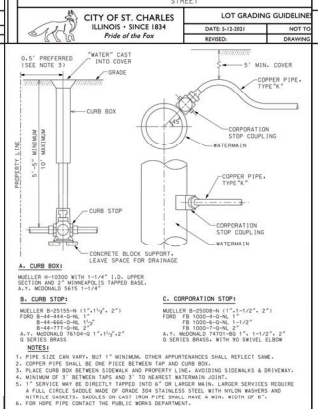
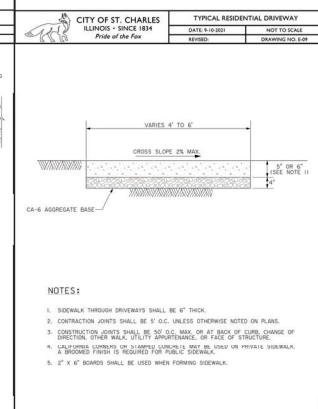
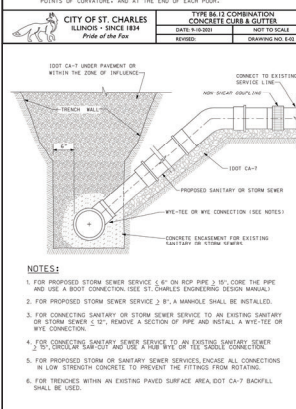


CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	TYPE B & C CONCRETE CURB & GUTTER	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	TYPICAL RESIDENTIAL DRIVEWAY	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	LOT GRADING GUIDELINE	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	EROSION CONTROL	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

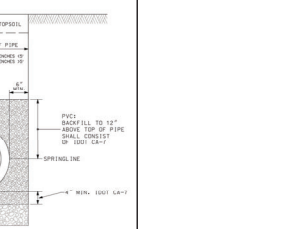
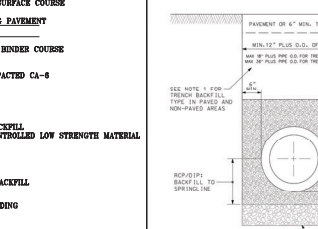
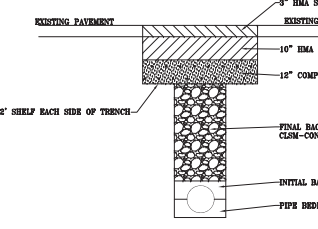
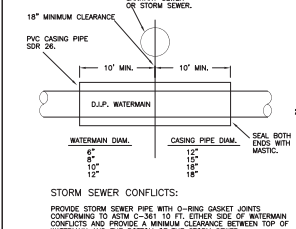


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REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	PCC SIDEWALK	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	COPPER WATER SERVICE CONNECTION	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	TYPE A & B CATCH BASIN	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

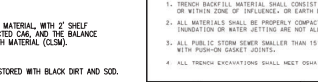
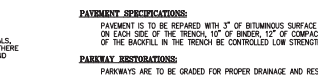
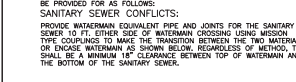


CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	WATERMAIN CONFLICTS	DATE: 11-1-2001	NOT TO SCALE
REVISION:	DRAWING NO. 818		

CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	WATERMAIN CONFLICTS	DATE: 11-1-2001	NOT TO SCALE
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REVISION:	DRAWING NO. 818		

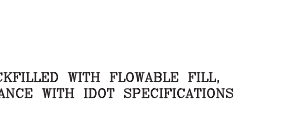
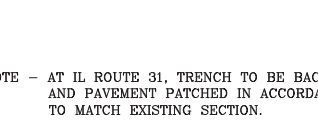
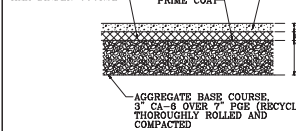


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REVISION:	DRAWING NO. 818		

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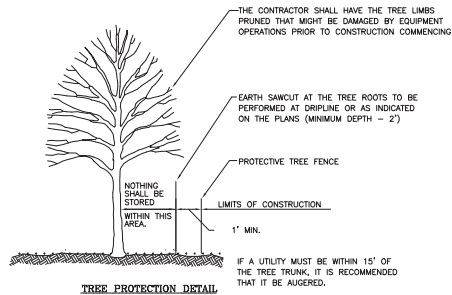
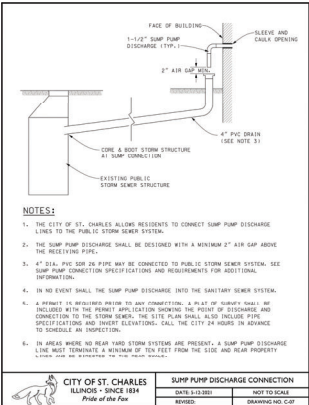
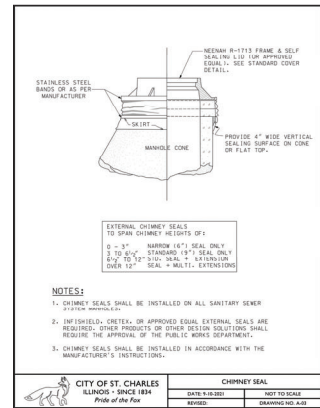
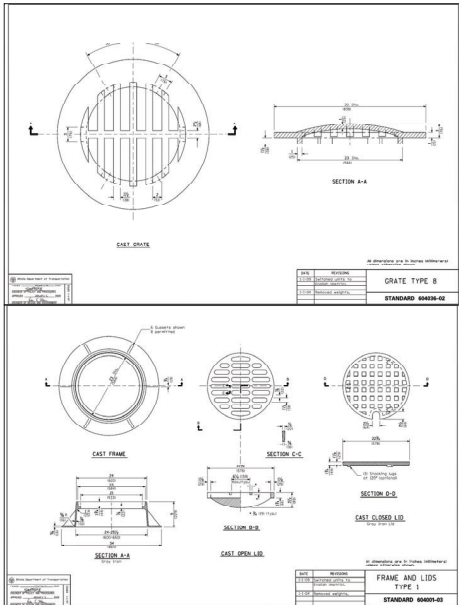


CITY OF ST. CHARLES ILLINOIS - SINCE 1814 Pride of the Fox	WATERMAIN CONFLICTS	DATE: 11-1-2001	NOT TO SCALE
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REVISION:	DRAWING NO. 818		



REVISION:

DETAILS
SHEET 11 OF 15

1	Grading
2	Manhole
3	Foundation
4	

779 GENEVA ROAD
ST. CHARLES, ILLINOIS
ADDRESS: CUSTOM FORMS LLC.

Scale: 1" = 12'

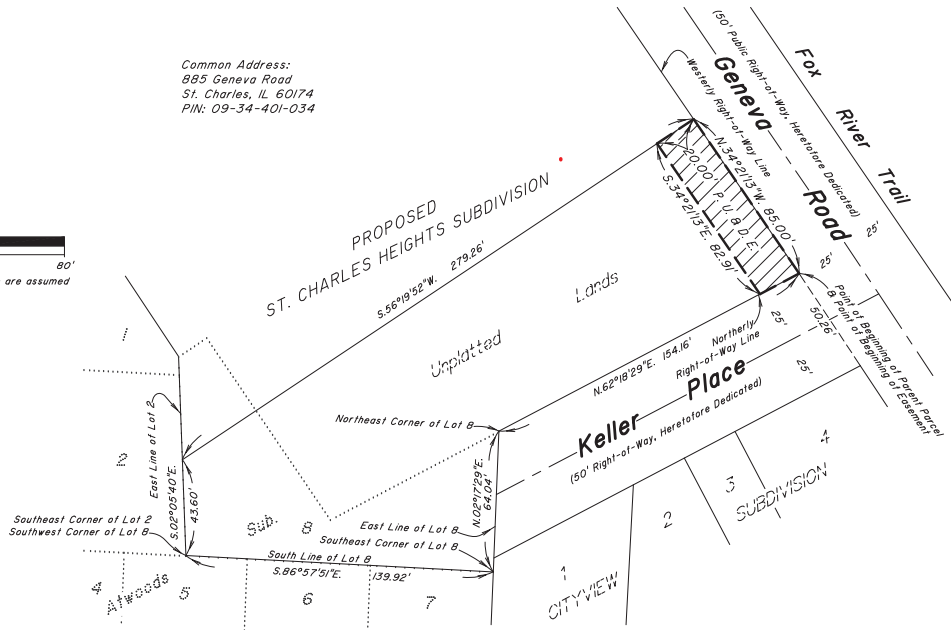
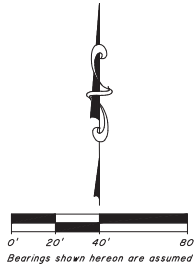
COUNTY ENGINEERS INC.
CONSTRUCTION MANAGEMENT
00000 D0007 00000, ILLINOIS 00134
00000 D0007 00000, ILLINOIS 00134

Plat of Easement Grant

Parent Parcel:

That part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Westerly line of Geneva Road with the Northerly line of Keller Place; thence North 34 Degrees 21 Minutes 13 Seconds West along said Westerly line, 85.00 feet; thence South 56 Degrees 19 Minutes 52 Seconds West, 279.26 feet to the East line of Lot 2 of Alwood's Subdivision of Block 1 of the Riverview Addition to St. Charles; thence South 02 Degrees 05 Minutes 40 Seconds East along said East line, 43.60 feet to the Southeast corner of said Lot 2, also being the Southwest corner of Lot 8 of said Alwood's Subdivision; thence South 86 Degrees 57 Minutes 51 Seconds East along the South line of said Lot 8, a distance of 139.92 feet to the Southeast corner of said Lot 8; thence North 02 Degrees 17 Minutes 29 Seconds East along the East line of said Lot 8, a distance of 64.04 feet to the Northeast corner of said Lot; thence North 62 Degrees 18 Minutes 29 Seconds East along said Northerly line, 194.16 feet to the Point of Beginning, in the City of St. Charles, Kane County, Illinois.

Common Address:
885 Geneva Road
St. Charles, IL 60174
PIN: 09-34-401-034



Public Utility and Drainage Easement Provisions:

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, Ameritech and Nicor and to their successors and assigns (herein collectively referred to as "grantees"), in, upon, across, over, under, and through the areas shown by dashed lines and labeled "public utility and drainage easement" on the Plat of Subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby reserved for and granted to the City of St. Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement, the right is hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations, without limitation, in, on, upon or across, under, or through said easements.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, but the easement areas may be used for paving, fences, sidewalks, and other purposes that do not interfere with the aforesaid uses and rights, where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers, utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.



PREPARED BY:

ASM
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014
Expires 4/30/2027

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PREPARED FOR:

County Engineers Inc.

0N406 Dooley Drive
Geneva, IL 60134

Area

(More or Less)

Property Area = 23,759 Sq.Ft. or 0.54 Acres
Easement Area = 1,679 Sq.Ft. or 0.38 Acres

Legend

---	Lot Line
- - - -	Center Line
- - - -	Easement Line
- - - -	Public Utility & Drainage Easement
	Public Utility & Drainage Easement hereby granted

Description of Public Utility & Drainage Easement Hereby Granted:

That part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Westerly line of Geneva Road with the Northerly line of Keller Place; thence North 34 Degrees 21 Minutes 13 Seconds West along said Westerly line, 85.00 feet; thence South 56 Degrees 19 Minutes 52 Seconds West, 279.26 feet to the East line of Lot 2 of Alwood's Subdivision of Block 1 of the Riverview Addition to St. Charles; thence South 02 Degrees 05 Minutes 40 Seconds East along said East line, 43.60 feet to the Southeast corner of said Lot 2, also being the Southwest corner of Lot 8 of said Alwood's Subdivision; thence South 86 Degrees 57 Minutes 51 Seconds East along the South line of said Lot 8, a distance of 139.92 feet to the Southeast corner of said Lot 8; thence North 02 Degrees 17 Minutes 29 Seconds East along the East line of said Lot 8, a distance of 64.04 feet to the Northeast corner of said Lot; thence North 62 Degrees 18 Minutes 29 Seconds East along said Northerly line to the Point of Beginning, all in the City of St. Charles, Kane County, Illinois.

Owner:

Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174

Owner's Certificate:

State of Illinois } ss
County of Kane }

This is to certify that Geneva Heights, LLC is the owner of the land described hereon, and has caused the same to be platted as indicated hereon, for the uses and purposes therein set forth and hereby grants for public utility and drainage easement to the City of St. Charles as shown hereon.

Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174

By: _____ (Print name) _____ (Title)

(Signature)

Dated at _____, Illinois, this _____ day of _____, A.D., 20____

Notary Public:

State of Illinois } ss
County of Kane }

I, _____, a notary public, in and for said county and in the state aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 20____

Notary Public

My commission expires _____

City Council Certificate:

Approved and accepted this _____th day of _____, A.D., 2025.

Dated this _____th day of _____, A.D., 2025.

City Council of City of St. Charles, Illinois.

Mayor

Attest: _____
City Clerk

Surveyor's Certificate:

State of Illinois } ss
County of Kane }

I, Shawn R. VanKampen, Illinois Professional Land Surveyor No. 2170, do hereby certify that the plat hereon drawn was prepared under my direction for the purpose of granting to the City of St. Charles, a permanent easement for public utility and drainage easement purposes and that the plat hereon drawn is a correct representation of said easement.

Date at Batavia, Illinois, this _____th day of April, A.D., 2025.

Preliminary

Shawn R. VanKampen
Illinois Professional Land Surveyor No. 2170
License expiration date: November 30, 2026

